

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON JANUARY 8, 2007
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY
CORAL GABLES, FLORIDA

1. Call to Order
2. Roll Call
3. Review of purpose, procedure, swearing-in of interested parties
4. Changes to the Agenda
5. Approval of the December 4, 2006 Recap

6. 8607-Z

Lot(s): 1 through 3, Block: 1
Coral Gables Section K, PB/PG: 30/60
(343 Madeira Avenue)

Pedro Garcia- Applicant
Rasp Development Inc. - Owner
Form Group, Inc. - Architect

APPLICANT'S PROPOSAL: In connection with the proposed four-unit, Mediterranean style townhouse project at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Pursuant to Section 4-1(b) and 11-4 of the "Zoning Code," consider a ruling to determine the facing of the subject property from Madeira Avenue to Le Jeune Road.
2. Grant a variance allowing the proposed four-unit, Mediterranean style townhouse building to have a front setback (Madeira Avenue) of nineteen feet, four inches (19'-4") vs. the proposed four-unit, Mediterranean style townhouse building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(f)1 of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed four-unit, Mediterranean style townhouse building to have an interior side setback of five (5'-0") feet vs. the proposed four-unit, Mediterranean style townhouse building having an interior side setback of ten (10'-0") feet as required by Section 3-4(f)2 of the Coral Gables "Zoning Code."
4. Grant a variance allowing the proposed four-unit, Mediterranean style townhouse building to have a rear setback of nine feet, four inches (9'-4") vs. the proposed four-unit, Mediterranean style townhouse building having a rear setback of fifteen (15'-0") feet as required by Section 3-4(f)3 of the Coral Gables "Zoning Code."
5. Grant a variance allowing one parking space to be located at the front of the property vs. no parking for apartments shall be permitted in the front setback area as provided by Section 13-13(a) of the Coral Gables "Zoning Code."

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

7. 8615-Z

Lot(s): 1 and 2, Block: 28
Coral Gables Douglas Section, PB/PG: 25/69
(234 Sidonia Avenue)

Armando Montero - Applicant
Sidonia Developers LLC - Owner
Armando Montero - Architect

APPLICANT'S PROPOSAL: In connection with the proposed five-story, Mediterranean style apartment building at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of the Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed five-story, Mediterranean style apartment building to have a front setback (Sidonia Avenue) of ten (10'-0") feet vs. the proposed five-story, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by section 3-4(h)1 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed five-story, Mediterranean style apartment building to have a rear setback of sixteen feet, two inches (16'-2") vs. the proposed five-story, Mediterranean style apartment building having a rear setback of twenty-three (23'-0") feet as required by Section 3-4(h)4 of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed five-story, Mediterranean style apartment building to have an interior side setback of eight feet, six inches (8'-6") vs. the proposed five-story, Mediterranean style apartment building having an interior side setback of thirteen (13'-0") feet as required by section 3-4(h)3 of the Coral Gables "Zoning Code."
4. Grant a variance allowing the proposed five-story, Mediterranean style apartment building to have a side street setback of ten (10'-0") feet vs. the proposed five-story, Mediterranean style apartment building having a side street setback of eighteen (18'-0") feet as required by section 3-4(h)3 of the Coral Gables "Zoning Code."
5. Grant a variance allowing the proposed five-story, Mediterranean style apartment building to have a Floor Area Ratio of 1.7 (18,700 sq. ft.) vs. the proposed five-story, Mediterranean style apartment building having a Floor Area Ratio of 1.6 (17,600 sq.ft.) as provided for by Section 3-4(t) and 28-7 of the Coral Gables "Zoning Code."
6. Grant a variance to allow the proposed five-story, Mediterranean style apartment building to have seven (7) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking space as required by Section 13-2(b) of the Coral Gables "Zoning Code."

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

8. 8618-Z

Lot(s): East half of Lot 9 and all of Lot 10, Block: 36
Coral Gables Douglas Section, PB/PG: 25/69
(108 Menores Avenue)

Marshall Bellin, Bellin & Pratt Architects, LLC - Applicant
108 Menores LLC - Owner
Bellin & Pratt Architects, LLC - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed, Mediterranean style apartment building at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the uncovered off-street parking to have a front setback (Menores Avenue) of sixteen feet, six inches (16'-6") vs. the proposed uncovered off-street parking to have a front setback of twenty (20'-0") feet as required by Section 3-4(h)1 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the uncovered surface parking to be located at the front yard area vs. parking for apartment buildings shall be located at the rear and/or interior side yard area as provided by Section 13-3 (a) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback below fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the Coral Gables "Zoning Code."
4. Consider a waiver of Section 24-9 of the Coral Gables "Zoning Code" limiting the effective time period for a variance from six months to one (1) year.

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

9. 8619-Z

Lot(s): West half of Lot 25 and all of Lot 26, Block: 5
Coral Gables Section "E," PB/PG: 8/13
(1235 Asturia Avenue)

Arnaldo and M. Velez - Applicant
Arnaldo and M. Velez - Owner
Ana Alvarez Martinez - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed addition to the existing single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed addition to the existing single-family residence to have a total side setback of 10.99 feet vs. the proposed addition to the existing single-family residence to have a total side setback of fifteen (15'-0") feet as required by Section 3-2(f) 2 of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

10. 8620-Z

All of Block 23
Coral Gables Section "L," PB/PG: 8/85
(121 Alhambra Circle)

John C. Schalliol, Site Enhancement Services - Applicant
121 Alhambra Tower LLC - Owner
Site Enhancement Services - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed sign for the existing commercial building at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed sign and logo to be located at the front elevation (Alhambra Plaza) to have a sign area of 20.56 sq. ft, a logo height of twenty-four (24") inches and a letter height of sixteen and a half (16.5") inches vs. only one sign per street, with a maximum area of eighteen (18) square feet, and a maximum letter/logo height of twelve (12") inches as provided by Section 18-7 of the Coral Gables "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

THE CITY OF CORAL GABLES
Martha Salazar-Blanco
Secretary

NOTE: If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any person requiring special accommodations for participation in the meeting because of a special disability should call the City Manager's office at (305) 460-5204 no less than five working days prior to the meeting.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk.